

25 Paris, Ramsgreave

£420,000 Freehold

THREE BEDROOM DETACHED PROPERTY WITH PAST OUTLINE PLANNING FOR ADDITIONAL PROPERTY IN RAMSGREAVE.

Welcome to this wonderfully versatile detached home, perfectly positioned on a highly desirable plot, boasting admirable views and exceptional features. This beautiful property offers driveway parking, spacious room sizes, and an extraordinary garden. Internal viewing is highly advised to truly appreciate all this home has to offer. The current owners have previously sought outline planning for another single story dwelling. No further application has previously been submitted.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Upon entering, you are greeted by a spacious hallway leading to an L-shaped living room, complete with an electric fire. Adjacent to the living room is a formal dining room, perfect for family gatherings and entertaining. Additionally, there is a fantastic office space, ideal for those working from home.

The kitchen is a bright and cheerful space, featuring dual aspect windows, crisp white base and eye-level units, wood counter tops, splashback tiling, and complementary flooring. From the inner hallway, you will find the master bedroom, a comfortable double with a pristine three-piece en-suite shower room in white. The home also includes a handy laundry room. There are two further double bedrooms, one of which boasts a walk-in wardrobe. Completing the internal accommodation is a luxurious and spacious three-piece family bathroom suite in white, enhanced by stylish light grey tiling.

The property benefits from gas central heating and uPVC double glazing throughout. Please note, the property is equipped with a septic tank.

Occupying a large plot, this unique home includes a generous driveway and a detached garage with power and lighting. The rear of the property features a gorgeous, well-maintained lawn garden with open aspects, creating an enhanced sense of space and tranquility.

This incredible property is situated in the Ribble Valley, within walking distance of a wide array of amenities including bakeries, salons, a dentist, and convenience stores. Ramsgreave & Wilpshire train station is nearby, providing easy access to Whalley, Clitheroe, and Manchester.

Internal viewing is highly advised to fully appreciate the beauty and versatility of this wonderful home. Don't miss the opportunity to make this exceptional property your own!



Hallway

Tiles flooring, storage cupboard, double glazed uPVC front door, panel radiator.

Lounge

Wood flooring, electric fire with marble hearth and wood surround, double glazed uPVC window, panel radiator.

Dining Room

Wood flooring, double glazed uPVC windows x2 panel radiator.

Office

Laminate flooring, x2 double glazed uPVC window, panel radiator.

Kitchen

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, x4 ring gas hob, electric oven, extractor fan, space for dishwasher and fridge freezers x2 double glazed uPVC windows, panel radiator.

Other

Tiled flooring, double glazed uPVC throughout, panel radiator.

Bedroom 1

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bedroom 2

Double bedroom with carpet flooring, walk in wardrobe, double glazed uPVC window, panel radiator.

En Suite

Laminate flooring, three piece in white with mains fed shower enclosure, wc and basin, tiled splash backs, panel radiator.

Utility Room

Wood flooring, fitted wall and base units with contrasting work surfaces, wall mounted boiler, plumbed for washing machine and space for tumble dryer, double glazed uPVC window and door.

Other 2

Wardrobe area Carpet flooring, double glazed uPVC window, panel radiator.

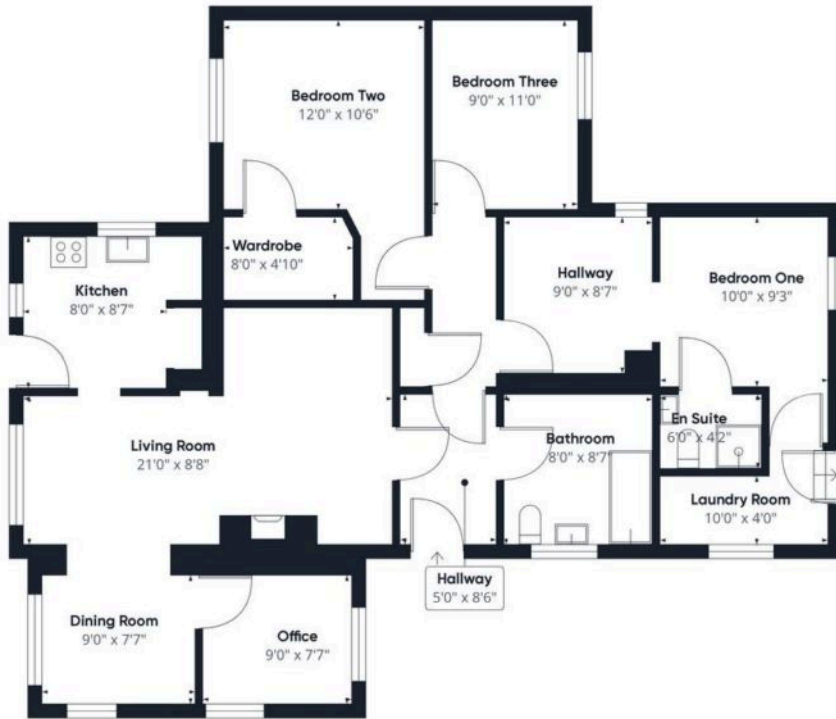
Bedroom 3

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bathroom

Tiled flooring, three piece in white with mains fed shower over bath, wc and basin, tiled splash backs, frosted double glazed uPVC window, panel radiator.





Floor 0 Building 1



Approximate total area⁽¹⁾
1295.01 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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